

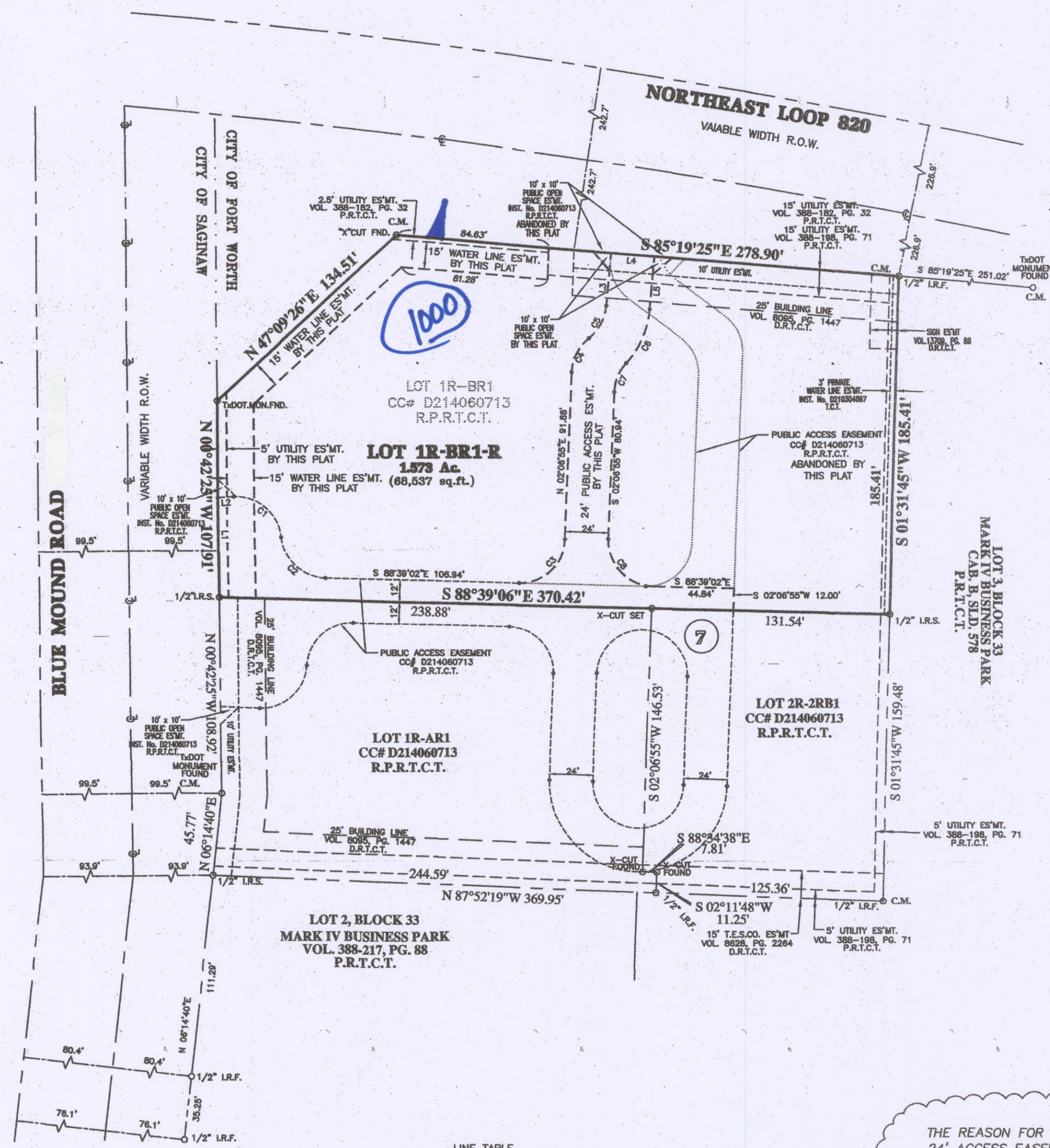
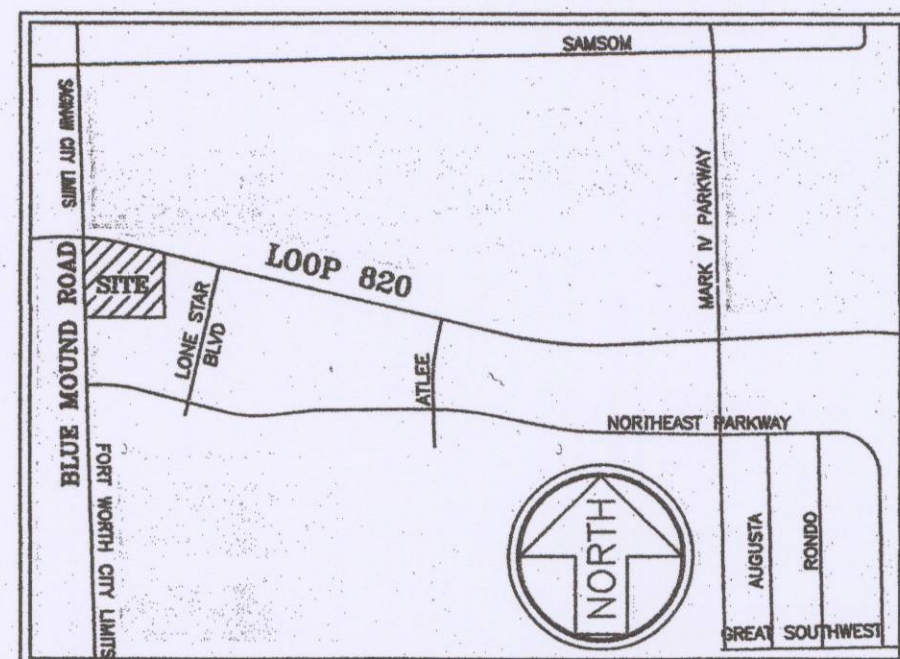
**FORT WORTH**

**CITY PLAN COMMISSION**  
**CITY OF FORT WORTH, TEXAS**  
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN  
 NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: 10/30/2015

BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY



LINE TABLE

L1	N 00°42'25"W	54.49'
L2	N 86°26'11"E	8.62'
L3	N 04°40'35"E	28.15'
L4	S 85°19'25"E	28.82'
L5	S 04°40'35"W	29.15'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C1	25.00'	38.04'	87°11'29"	34.48'	S 49°58'04"E
C2	25.00'	35.90'	82°16'43"	32.89'	S 47°30'41"E
C3	25.00'	38.84'	89°14'03"	35.12'	N 46°43'56"E
C4	25.00'	21.90'	50°11'15"	21.21'	N 27°12'32"E
C5	25.00'	20.78'	47°37'35"	20.19'	N 28°29'23"E
C6	49.00'	32.71'	38°14'36"	32.10'	S 23°47'53"W
C7	25.00'	17.80'	40°48'16"	17.43'	S 22°31'03"W
C8	25.00'	39.60'	90°45'57"	35.59'	S 43°18'04"E

**\* NOTE \***  
 THE REASON FOR THIS REPLAT IS TO RELOCATE THE 24' ACCESS EASEMENT RUNNING NORTH & SOUTH THROUGH LOT 1R-BR1, ABANDON THE 10' x 10' PUBLIC OPEN SPACE EASEMENTS ALONG LOOP 820 AT ITS INTERSECTION WITH THE PREVIOUS ACCESS EASEMENT AND DEDICATE NEW 10' x 10' PUBLIC OPEN SPACE EASEMENTS ALONG LOOP 820 AT ITS INTERSECTION WITH THE NEW ACCESS EASEMENT.

**LEGEND**

CAL. CONTROLLING MONUMENT  
 L.R.F.O. IRON ROD FOUND  
 L.R.S.O. IRON ROD SET

**BASIS OF BEARINGS:**  
 EAST RIGHT-OF-WAY LINE OF BLUE MOUND ROAD AS SHOWN ON PLAT RECORDED IN CAS. A. S.D. 15055, P.R.T.C.T.



**Coombs Land Surveying, Inc.**  
 P.O. Box 11370 Fort Worth Texas 76110  
 (817) 920-7600 (817) 920-7617 FAX  
 C.L.S. JOB No. 04-0552

**OWNER'S DEDICATION  
 AND ACKNOWLEDGEMENT**  
 STATE OF TEXAS  
 COUNTY OF TARRANT

WHEREAS KOETTING REAL ESTATE LIMITED PARTNERSHIP, a Texas limited partnership, acting by and through the undersigned, its duly authorized agent, is the sole owner of that certain tract of land situated in the DAVID ODUM SURVEY, ABSTRACT No. 184, City of Fort Worth, Tarrant County, Texas, and being more particularly described as follows:

BEING all of Lot 1R-BR1, Block 7, GREAT SOUTHWEST INDUSTRIAL PARK, G.S.C. MARK IV, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Clerk's File No. D214060713 of the Real Property Records of Tarrant County, Texas.

STATE OF TEXAS

COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, KOETTING REAL ESTATE LIMITED PARTNERSHIP, a Texas limited partnership, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 1R-BR1-R, BLOCK 7, GREAT SOUTHWEST INDUSTRIAL PARK, G.S.C. MARK IV, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas this the \_\_\_\_\_ day of \_\_\_\_\_, 2015

KOETTING REAL ESTATE LIMITED PARTNERSHIP, a Texas Limited Partnership

By: Omni Real Property Management, LLC, a Texas limited liability company

Its General Partner

By: Charles Koetting  
 Charles Koetting, Member

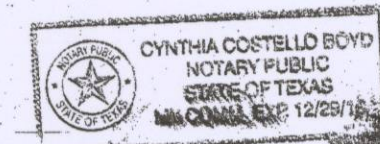
STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES KOETTING, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

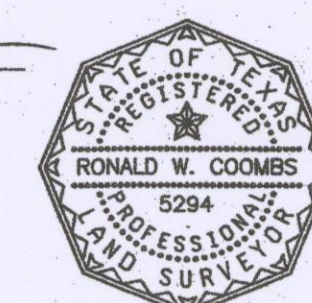
Given under my hand and seal of office this the 26 day of 10, 2015

Cynthia Costello Boyd



THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plot correctly represents that survey made by me or under my direction and supervision.

[Signature]  
 RONALD W. COOMBS, R.P.L.S.  
 Texas Registration No. 5294



**BUILDING PERMITS:**  
 NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALK OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

**NOTE:**  
 "THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE PLUMB DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT COLLECTED IS DETERMINED UNDER SCHEDULE 1 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM."

**UTILITY EASEMENTS:**  
 ANY FRANCHISED PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

**NOTE:**  
 "A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A SITE GRADING PLAN IN SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS."

**CONSTRUCTION PROHIBITED OVER EASEMENTS:**  
 NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE..

**SIDEWALKS**  
 SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

**ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0180 K, MAP REVISED SEPTEMBER 25, 2009, NONE OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE.**

**URBAN FORESTRY**  
 COMPLIANCE WITH ORDINANCE 18615-05-2009 REGARDING URBAN FORESTRY WILL BE REQUIRED FOR THIS SITE.

**TRANSPORTATION IMPACT FEES**  
 THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

**COVENANTS OR RESTRICTIONS ARE UN-ALTERED**  
 THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

**PARKWAY PERMIT**  
 "PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT."

**PRIVATE MAINTENANCE NOTE**  
 "THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACE AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH."

**ALL PRIVATE WATER LINES TO BE MAINTAINED BY THE PROPERTY OWNER AND AT OWNER'S EXPENSE.**

**"A FINAL STORM WATER MANAGEMENT PLAN (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PREVENT ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 0.5 ACRES."**

**OWNER:**  
 KOETTING REAL ESTATE L.T.D.  
 3909 STONEBRIDGE  
 DALLAS, TEXAS 75204  
 PH: (817)925-2456  
 FAX: (214)520-6605

**SURVEYOR:**  
 COOMBS LAND SURVEYING, INC.  
 P.O. BOX 11370  
 FORT WORTH, TEXAS 76110  
 PH: (817)920-7600  
 FAX: (817)920-7617

THIS PLAT RECORDED IN INSTRUMENT # D215246599, DATE: 10/30/15

FINAL PLAT  
**LOT 1R-BR1-R, BLOCK 7**  
**GREAT SOUTHWEST INDUSTRIAL PARK**  
**G.S.C. MARK IV**  
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 BEING A REVISION OF  
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 ACCORDING TO THE PLAT RECORDED IN CLERK'S FILE NO. D214060713  
 OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.

**FS15-112**  
**OCTOBER 21, 2015**  
 04-0552